

84.21

**NOTICE OF HEARING  
MUNICIPAL CODE ENFORCEMENT BOARD  
CITY OF CLEARWATER, FLORIDA**

**Certified Mail sent: 03/02/2021**

Owner: SHANNON G MELLO  
1435 AMBASSADOR DR  
CLEARWATER, FL 33764

Violation Address: **1435 AMBASSADOR DR**  
**Parcel # 24-29-15-41957-000-0600**

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, MAY 26, 2021, at 1:30 p.m.** there will be a public hearing before the Municipal Code Enforcement Board in the Council Chambers, Meeting Room A/B, in the Main Library at 100 North Osceola Avenue, Clearwater, Florida, concerning violation of Section 4-203.A.1 of the Clearwater City Code, International Property Maintenance Code, Florida Building Code, or National Electric Code. (See attached Affidavit(s) of Violation).

You are hereby ordered to appear before the Municipal Code Enforcement Board on the hearing date to answer these charges and to present your side of the case. Failure to appear may result in the Board proceeding in your absence. You have the right to obtain an attorney, at your own expense, to represent you before the Board. If you are absent but represented at the hearing, your representative must present to the Board your letter authorizing your representative to speak on your behalf. You will have the opportunity to present witnesses as well as question witnesses against you prior to the Board making a determination. Please be prepared to present evidence at the hearing concerning the amount of time necessary to correct the alleged violations should you be found to be in violation of the City Code.

The case shall be presented to the Board even if the violations described in the attached Affidavit(s) of Violation are corrected prior to the Board hearing.

Should you be found in violation of the City Code, the Municipal Code Enforcement Board has the power by law to levy fines of up to \$250 a day per violation against you and your property for every day each violation continues beyond the date set for compliance in an Order of the Board, or give an order for the City of Clearwater to rectify the violation by any reasonable means necessary.

If you wish to have any witnesses subpoenaed, please contact the Secretary of the Municipal Code Enforcement Board within five (5) days at 727-562-4097. If you have any questions regarding the cited violations or if the violations are corrected prior to the hearing, please contact the Inspector whose name appears on the Affidavit(s) of Violation.

Sincerely,  
JASON CANTRELL

**BUILDING CONSTRUCTION INSPECTOR**

The Municipal Code Enforcement Board was created pursuant to General Act 80-300, General Laws of Florida, 1979, and Ordinance 2169-80 of the City of Clearwater. The purpose of this quasi-judicial Board of seven citizens is to quickly and fairly render decisions and facilitate enforcement of certain codes of the City of Clearwater.

The City of Clearwater strongly supports and fully complies with the Americans with Disabilities Act (ADA). Please advise us at least 48 hours prior to the hearing if you require special accommodations at 727-562-4090. Assisted Listening Devices are available. Kindly silence electronic devices during the hearings.

**FLORIDA STATUTE 286.0105 STATES THAT ANY PERSON APPEALING A DECISION OF THIS BOARD WILL NEED A RECORD OF THE PROCEEDINGS.**

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

**AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING**

City Case Number: SWO2020-04017

NAME OF VIOLATOR: MELLO, SHANNON G  
MAILING ADDRESS: 1435 AMBASSADOR  
CLEARWATER, FL 33764

VIOLATION ADDRESS: 1435 AMBASSADOR DR

LEGAL DESCRIPTION OF PROPERTY: See "Exhibit "A", Pinellas County Property Records Printout, attached, for legal description

PARCEL #: 24-29-15-41957-000-0600

DATE OF INSPECTION: 3/30/2021 4:09:00 PM

SECTION(S) OF THE CITY CODE WHICH HAVE BEEN VIOLATED: CODE  
SECTION VIOLATED

4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.

  
\_\_\_\_\_  
Jason Cantrell

STATE OF FLORIDA  
COUNTY OF PINELLAS

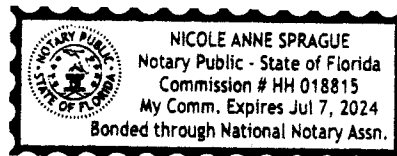
SWORN AND SUBSCRIBED before me by means of ✓ physical presence or \_\_\_\_\_ online notarization on this 20th day of May, 2021, by Jason Cantrell.

☒ PERSONALLY KNOWN TO ME

☐ PRODUCED AS IDENTIFICATION

\_\_\_\_\_  
Type of Identification

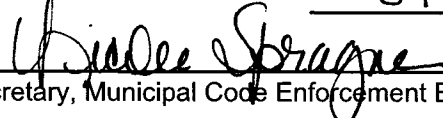
  
\_\_\_\_\_  
(Notary Signature)



\_\_\_\_\_  
Name of Notary (typed, printed, stamped)

FILED THIS 10<sup>th</sup> DAY OF \_\_\_\_\_, 20\_\_\_\_

MCEB CASE NO. 84-21

  
\_\_\_\_\_  
Secretary, Municipal Code Enforcement Board



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756

TELEPHONE (727) 562-4567 FAX (727) 562-4576

## NOTICE OF VIOLATION

**SWO2020-04017**

MELLO, SHANNON G  
1435 AMBASSADOR  
CLEARWATER, FL 33764

ADDRESS OR LOCATION OF VIOLATION: **1435 AMBASSADOR DR**

LEGAL DESCRIPTION: IMPERIAL PARK UNIT 1 LOT 60

DATE OF INSPECTION: 09/14/2020

PARCEL: 24-29-15-41957-000-0600

Section of City Code violated:

4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.

**Specifically, PERMIT(S) MUST BE OBTAINED TO AVOID ANY FURTHER LEGAL ACTION. FINES UP TO \$250 PER DAY MAY BE IMPOSED FOR NON-COMPLIANCE.**

**ABOVE GROUND POOL THAT WAS INSTALLED REQUIRES A PERMIT.**

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 10/2/2020. FAILURE TO CORRECT THE ABOVE LISTED VIOLATION BY THE DATE INDICATED, OR RECURRENCE OF THE VIOLATION AFTER CORRECTION, WILL RESULT IN A LEGAL ACTION BY THE CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER OR BY THE PINELLAS COUNTY COURT. SUCH ACTION MAY RESULT IN A FINE. THE ALLEGED VIOLATOR MAY BE LIABLE FOR THE REASONABLE COSTS OF THE INVESTIGATION, PROSECUTION AND THE ADMINISTRATIVE HEARING SHOULD THIS PERSON BE FOUND GUILTY OF THE VIOLATION.

  
\_\_\_\_\_  
Inspector Signature

DATE MAILED: 9/14/2020  
INSPECTOR: Jason Cantrell  
INSPECTOR TELEPHONE: 727-562-4570  
CC: 70172620000033067873

## Section 4-203. - Building permit.

A. *Permit required.*

1. No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.
2. No seawall, bulkhead, groin, marine improvement, bridge or other similar marine structure shall be built within the city until the building official has issued a building permit for such work.
3. A building permit shall authorize only the use, arrangement and/or construction described in Level One and Two approvals and no other use, arrangement or construction.
4. Complete engineering and architectural plans for each component of a development project shall be required to be submitted prior to the issuance of a building permit. For any phased project, such plans shall be required for each phase of the development.

B. *Procedure:* All applications for building permits shall be submitted in a form required by this Development Code and the building official. Upon receipt of an application, including a declaration of unity of title, in accordance with Article 4 Division 16, the building official shall forward a copy to the community development coordinator in order to determine whether the application conforms to an approved Level One or Level Two approval. Upon receipt of the determination of the community development coordinator, the building official shall determine whether the application conforms to all applicable requirements contained in the building code. If the building official determines that the application does conform, the building permit shall be issued. If the building official determines that the application does not conform, he shall identify the application's deficiencies and deny the application.

C. *Appeal:* A denial of a building permit may be appealed in the manner provided in Article 4 Division 5.

(Ord. No. 6526-00, § 1, 6-15-00)

CITY OF CLEARWATER, FLORIDA

**AFFIDAVIT OF POSTING**

Case #: SWO2020-04017

RECEIVED

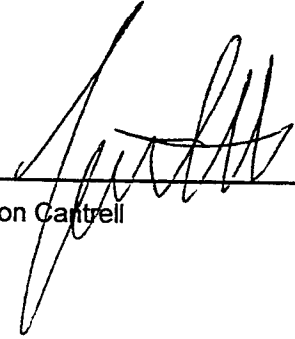
NOV 17 2020

OFFICIAL RECORDS AND  
LEGISLATIVE SRVCS DEPT.

I, Jason Cantrell being duly sworn, deposes and says:

1. That I am Code Inspector employed by the Planning and Development Department of the City of Clearwater.
2. That on the 17th day of November, 2020, I posted a copy of the attached Notice of Violation and/or Notice of Hearing on 1435 AMBASSADOR DR at Clearwater City Hall and at 1435 AMBASSADOR DR Clearwater, Florida.

Further Affiant sayeth naught.

  
\_\_\_\_\_  
Jason Cantrell

STATE OF FLORIDA  
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of   X   physical presence or \_\_\_\_\_ online notarization on this 17th day of November, 2020, by Jason Cantrell.

☒ PERSONALLY KNOWN TO ME

☐ PRODUCED AS IDENTIFICATION

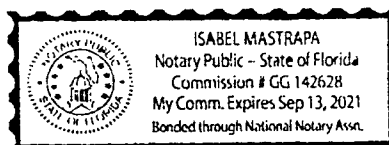
\_\_\_\_\_  
Type of Identification

\_\_\_\_\_  
Notary Public,

  
\_\_\_\_\_  
(Notary Signature)

Isabel Mastrapa  
\_\_\_\_\_  
Name of Notary (typed, printed, stamped)

09 | 13 | 21  
\_\_\_\_\_  
Commission Expiration Date



[Interactive Map of this parcel](#)[Sales Query](#)[Back to Query Results](#)[New Search](#)[Tax Collector Home Page](#)[Contact Us](#)**24-29-15-41957-000-0600****Compact Property Record Card**[Tax Estimator](#)**Updated May 20, 2021**[Email](#) [Print](#)[Radius Search](#)[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
MELLO, SHANNON G 1435 AMBASSADOR DR CLEARWATER FL 33764-2521	1435 AMBASSADOR DR CLEARWATER



Property Use: 0110 (Single Family Home)

Current Tax District: CLEARWATER  
(CW)

Total Living: SF: 1,683 Total Gross SF: 2,216 Total Living Units: 1

[click here to hide] Legal Description  
IMPERIAL PARK UNIT 1 LOT 60

Tax Estimator  File for Homestead Exemption			2021 Parcel Use
Exemption	2021	2022	
Homestead:	Yes	Yes	* Assuming no ownership changes before Jan. 1
Government:	No	No	Homestead Use Percentage: 100.00%
Institutional:	No	No	Non-Homestead Use Percentage: 0.00%
Historic:	No	No	Classified Agricultural: No

**Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)**

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
20748/2379	\$288,100 <a href="#">Sales Query</a>	121030254012	E	Compare Preliminary to Current FEMA Maps	59/33

**2020 Final Value Information**

Year	Just/Market Value	Assessed Value / SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2020	\$243,309	\$243,309	\$192,809	\$217,809	\$192,809

**[click here to hide] Value History as Certified (yellow indicates correction on file)**

Year	Homestead Exemption	Just/Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
2019	No	\$216,112	\$216,112	\$216,112	\$216,112	\$216,112
2018	Yes	\$211,507	\$208,602	\$158,602	\$183,602	\$158,602
2017	Yes	\$204,311	\$204,311	\$154,311	\$179,311	\$154,311
2016	No	\$195,274	\$195,274	\$195,274	\$195,274	\$195,274
2015	Yes	\$165,604	\$165,604	\$115,604	\$140,604	\$115,604
2014	Yes	\$131,800	\$131,800	\$81,800	\$106,800	\$81,800
2013	No	\$111,204	\$111,204	\$111,204	\$111,204	\$111,204
2012	Yes	\$105,059	\$105,059	\$55,059	\$80,059	\$55,059
2011	Yes	\$126,248	\$107,113	\$57,113	\$82,113	\$57,113
2010	Yes	\$127,113	\$105,530	\$55,530	\$80,530	\$55,530
2009	Yes	\$143,138	\$102,756	\$52,756	\$77,756	\$52,756
2008	Yes	\$185,800	\$102,653	\$52,653	\$77,653	\$52,653
2007	Yes	\$223,600	\$99,663	\$74,663	N/A	\$74,663
2006	Yes	\$204,200	\$97,232	\$72,232	N/A	\$72,232
2005	Yes	\$159,400	\$94,400	\$69,400	N/A	\$69,400
2004	Yes	\$135,500	\$91,700	\$66,700	N/A	\$66,700
2003	Yes	\$119,500	\$90,000	\$65,000	N/A	\$65,000
2002	Yes	\$105,500	\$87,900	\$62,900	N/A	\$62,900
2001	Yes	\$97,600	\$86,600	\$61,600	N/A	\$61,600
2000	Yes	\$88,900	\$84,100	\$59,100	N/A	\$59,100
1999	Yes	\$89,100	\$81,900	\$56,900	N/A	\$56,900
1998	Yes	\$83,400	\$80,700	\$55,700	N/A	\$55,700
1997	Yes	\$79,400	\$79,400	\$54,400	N/A	\$54,400
1996	No	\$74,700	\$74,700	\$49,700	N/A	\$49,700

**2020 Tax Information**[2020 Tax Bill](#)

Tax District: CW

2020 Final Millage Rate 20.5868

Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our new [Tax Estimator](#) to estimate taxes under new ownership.

**Ranked Sales (What are Ranked Sales?) See all transactions**

Sale Date	Book/Page	Price	Q/U	V/I
10 Oct 2019	20748 / 2379	\$297,500	Q	I
15 Aug 2018	20183 / 0206	\$254,900	Q	I
09 Oct 2015	18952 / 0123	\$210,000	Q	I
03 Jul 2014	18469 / 2519	\$170,800	Q	I
24 Jan 2013	17870 / 2082	\$132,000	U	I
1970	03310 / 0912	\$27,000	Q	

USPS TRACKING #



9590 9402 6142 0209 1788 02

United States  
Postal Service

Received

MAR 12 2021

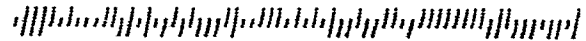
City of Clearwater  
Planning & Development

Sender: Please print your name, address, and ZIP+4® in this box\*

CITY OF CLEARWATER PLANNING & DEVELOPMENT  
100 S. MYRTLE AVENUE  
CLEARWATER, FL 33756  
ATTN: Jason Cantrell RE:

1435 Ambassador

First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10



## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

Mello, Shannon G  
1435 Ambassador Dr  
CLEARWATER, FL 33764



9590 9402 6142 0209 1788 02

## 2. Article Number (Transfer from service label)

7017 2620 0000 3306 8948

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X

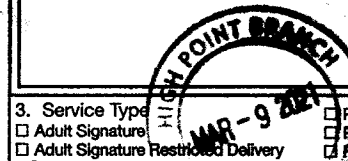
- ☐ Agent  
☐ Address

## B. Received by (Printed Name)

Shannon Mello

## C. Date of Delivery

- D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No



## 3. Service Type

- ☐ Adult Signature  
☐ Adult Signature Restricted Delivery  
☒ Certified Mail®  
☐ Certified Mail Restricted Delivery  
☐ Collect on Delivery  
☐ Collect on Delivery Restricted Delivery  
☒ Insured Mail  
☐ Insured Mail Restricted Delivery (over \$500)
- ☐ Priority Mail Express®  
☐ Registered Mail™  
☐ Registered Mail Restricted Delivery  
☐ Return Receipt for Merchandise  
☐ Signature Confirmation  
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt